

**TOWN OF CECILTON
PLANNING COMMISSION REGULAR MEETING
Tuesday, April 8, 2008**

The Planning Commission held a meeting at Town Hall on April 8, 2008. The following were in attendance:

Linda Moreland, Chairman
Joyce Boulden, Member
Paul Obenshain, Member

Sonia Wright, Absent

Call to order at 7:00pm

**REVIEW AND ACT:
Tuesday, March 11, 2008 Regular Meeting Minutes:**

Member Boulden made a motion to approve the minutes as written. Member Obenshain seconded the motion. The motion carried.

PROPERTY ACTIVITY REPORT:
No activity.

**CORNER OF ROUTE 213 AND WEST MAIN STREET:
Royal Farms – Application for Special Exception:**

Member Obenshain made mention that in the future, regarding the new plat plan, it will require numerous meetings to make sure that Royal Farms will be complying with the Town's Planning and Zoning Regulations. He said that the proposed storm water management pond on the south side has a split rail fence. Mr. Obenshain said he believed that was not in accordance with the Town's ordinances regarding fencing in of any body of water. He expressed concern that a child could get easily through a split rail fence vs. a solid fence. Chris Rogers of URS explained that once the Application of Special Exception was approved by the Board of Appeals URS would be going over the plat plan to make sure it complies with the Town's Design Standards as well as with all the Town's zoning ordinances. Member Mooreland commented on a letter that the Commission received from a citizen from Earleville (attached). The letter urged the Town to make sure that Royal Farms comply with the Design Standards to keep the integrity of the Town's rural character. Member Mooreland was appreciative of the input from people in the area.

The Planning Commission approved the application #2008-01SE to go before the Board of Appeals 2-1, with the recommendation that the Board of Appeals follow the Town of Cecilton's Zoning Ordinances pertaining to Special Exceptions as per the attached Memorandum.

COMPREHENSIVE PLAN – Chris Rogers:

Chris Rogers updated the Planning Commission on the fact that the Growth Element would need to be studied and some conclusions determined in the future. He went over several possible scenarios and gave the positive and negative outcomes of the several scenarios he went over. Some of the things to be discussed would be how far out does the Town want to go and what facts need to be considered in that decision. Would it be population projections? He discussed some ways in which the Town can control its borders with its growth area plan and land use area plan. Mr. Rogers explained that the Comprehensive Plan will have to be drafted and then at a public hearing or a workshop it would be open for comments from the citizens in the Town. He said he could come up with two or three different land use plans for the Commission to review. These plans could address the

Green Belt issue as well as Agricultural Commercial zoning issues. Then the Commission could discuss the different plans to see what might suite the Town the best. He said if he were to come up with these different plans the Mayor and Council would have to approve of URS doing those additional plans or URS could go back and plan those other elements based on the current plan.

GOOD OF THE ORDER:

No Comments

ADJOURN